

\*These are “Action Only” minutes. Video of comments may be found on recorded discs at City Hall or at [www.cityofbelfast.org](http://www.cityofbelfast.org).\*

**City of Belfast  
Council Chambers-Belfast City Hall  
Tuesday, April 2, 2024**

**6:00 p.m.** Council Work Session with the Northport Selectboard regarding the perambulation process.

**7:00 p.m.** Regular Council Meeting

**Regular Council Meeting No. 19**

**1) Call to order**

**2) Present:** Mayor Eric Sanders, Councilors Mary Mortier, Neal Harkness, Brenda Bonneville, Chris Bitely, Paul Dean; City Manager Erin Herbig and Deputy City Manager Manda Cushman.

**3) Pledge of Allegiance**

**4) Adoption of the agenda**

Mayor Sanders requested to amend the agenda to add item **10) A #1** To set a public hearing and agenda item for April 16, 2024, for possible action on an order to vacate the City’s Condemnation Order dated August 12, 2021.

Councilor Mortier, seconded by Councilor Dean, made a motion to adopt the agenda, as amended. This motion was approved, 5-0.

**5) Acceptance of the minutes**

Regular Council Meeting of March 19, 2024.

Councilor Mortier, seconded by Councilor Dean, made a motion to accept the minutes from the Regular Council Meeting of March 19, 2024. This motion was approved, 5-0.

**6) A. Open to the public**

City Manager Erin Herbig noted that Council received one email from Erica Schlueter and no postal mail, prior to noon today which was shared with Council before the start of the Council meeting to be included as part of the Open to the Public.

1. Lawrence Reichard of Belfast discussed concerns with comments made by the City Attorney during the Council Work Session with Northport Selectboard.
2. Kim Ervin Tucker, Esq. of Lincolnville on behalf of her clients Jeffrey Mabee and Judith Grace, discussed email sent to the City Council prior to the meeting and discussed concerns with the recommended surveyor.
3. Andy Stevenson of Belfast inquired about who raised the question about the boundary lines.
4. Paul Bernacki of Belmont inquired about the end result and next steps following the proposed perambulation process and thanked City staff for assistance with requested documentation.
5. Sid Block of Belfast and Northport discussed concerns with information provided by the City Attorney and concerns with the conflict of interest of Northport's attorney.
6. David Losse, Esq. on behalf of his clients Upstream Watch, discussed concerns with the recommended surveyor and recommended looking at someone local.
7. Christopher Hyk of Belfast discussed the optics of the perambulation process.
8. Ellie Daniels of Searsmont discussed concerns with the impact this project has had on community communication and concerns that many staff members who were here at the start of this project are no longer with the City.
9. Susanne Stone of Belfast discussed concerns with what is best for the river.
10. Jillian Howell, Executive Director of Up Stream Watch discussed concerns with the set up for the Work Session and Council Meeting, requested that the Council concern an alternative location for the April 16<sup>th</sup> Council Meeting to accommodate a large turnout.
11. Joe Berry of Belfast discussed the Keene Trailer Park and concerns with time and money spent on Nordic Aqua Farm project.
12. Rachel Herbener of Belfast discussed concerns with the perambulation process being disingenuous.

## **B. Organization and Department Reports**

City Manager Erin Herbig reminded the public of the Hazardous Waste Day on April 20<sup>th</sup> from 9:00 a.m. to 12:00 p.m. at the Belfast Transfer Station and City closures for Patriots' Day on April 15<sup>th</sup>.

## 7) Communications

Councilor Bitely reminded the public to use caution on the roads as more people are out walking and biking with the warmer weather.

Councilor Bonneville thanked all who came out to speak tonight.

Councilor Mortier informed the public that the Belfast Rotary will be holding their spring blueberry pancake breakfast on April 14, 2024, from 7:00 a.m. to 11:00 a.m.

Councilor Dean noted that you never know for sure how many people will attend each Council meeting and thanked all who attended tonight's meeting.

Councilor Harkness requested the City investigate what options it may have for an alternate location for the April 16<sup>th</sup> Council Meeting and acknowledge the passing of Arthur Hayes of Belfast.

## 8) Old Business and City Committee Reports

- Consideration of appointing Councilor Dean as the Council representative on the Airport Advisory Committee.

Councilor Bonneville, seconded by Councilor Harkness, made a motion to appoint Councilor Dean as the Council representative on the Airport Advisory Committee. This motion was approved, 4-0 (Councilor Dean abstained).

## 9) Permits, Petitions and Licenses - Consent Agenda

- A. Request to approve an application by Bowen's Pizzeria & Deli LLC located at 181 Waterville Rd., Belfast, Maine for a new Malt and Vinous Restaurant (Class I, II, III, IV) liquor license.

Councilor Harkness, seconded by Councilor Dean, made a motion to approve the Consent Agenda. This motion was approved, 5-0.

## 10) Business

- A) #1 To set a public hearing and agenda item for April 16, 2024, for possible action on an order to vacate the City's Condemnation Order dated August 12, 2021.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to set a public hearing and agenda item for April 16, 2024, for possible action on an order to vacate the City's Condemnation Order dated August 12, 2021. This motion was approved, 5-0.

A) Request to appoint Alexandra Sykes of Bucksport as the City Planner for the City of Belfast.

City Manager Erin Herbig and Director of Code and Planning Bub Fournier reviewed the request to appoint Alexandra Sykes of Bucksport as the City Planner for the City of Belfast and introduced Ms. Sykes to the Council and community.

Councilor Bonneville, seconded by Councilor Mortier, made a motion to appoint Alexandra Sykes of Bucksport as the new City Planner for the City of Belfast. This motion was approved, 5-0.

City Clerk Angie Crosby performed the swearing-in ceremony.

B) Request from the Police Chief to accept a \$1,000.00 donation to the Belfast Police Department.

Police Chief Bobby Cormier reviewed the request to accept a \$1,000.00 donation to the Belfast Police Department.

Councilor Mortier, seconded by Councilor Harkness, made a motion to accept the funds of \$1,000.00 and to place these funds into the Department's Explorer Program account #110-352 to apply towards the future purchase of rescue equipment. This motion was approved, 5-0.

C) Request from the Parks and Recreation Director to approve a new Facility Use Request by the Hospice Volunteers of Waldo County to utilize a portion of Steamboat Landing Park on Saturday, May 5, 2024, from 1:00 PM to 3:00 PM for a Family Fun Day event.

Parks and Recreation Director Pam Salokangas reviewed the request by Hospice Volunteers of Waldo County to utilize a portion of Steamboat Landing Park on Saturday, May 5, 2024, from 1:00 p.m. to 3:00 p.m. for a Family Fun Day event, noting that set up will start at 10:00 a.m. and break down will run until 5:30 p.m. and answered Council questions.

Councilor Harkness, seconded by Councilor Mortier, made a motion to approve the new Facility Use Request by the Hospice Volunteers of Waldo County to utilize a portion of Steamboat Landing Park

on Saturday, May 5, 2024, from 1:00 p.m. to 3:00 p.m. for a Family Fun Day event. This motion was approved, 5-0.

**D)** Request from the Parks and Recreation Director to approve a new Facility Use Request by the Belfast Bay Watershed Coalition to utilize Steamboat Landing Park /Harbor Walk/Heritage Park on Saturday, June 22, 2024, from 11:00 AM to 3:00 PM for A Walk and Roll Stewardship Day.

Parks and Recreation Director Pam Salokangas reviewed the request by the Belfast Bay Watershed Coalition to utilize Steamboat Landing Park /Harbor Walk/Heritage Park on Saturday, June 22, 2024, from 11:00 a.m. to 3:00 p.m. for A Walk and Roll Stewardship Day, noting that set up will start at 10:00 a.m. and break down will run until 5:00 p.m. and answered Council questions.

Councilor Dean, seconded by Councilor Mortier, made a motion to approve the new Facility Use Request by the Belfast Bay Watershed Coalition to utilize Steamboat Landing Park/Harbor Walk/Heritage Park on Saturday, June 22, 2024, from 11:00 a.m. to 3:00 p.m. for A Walk and Roll Stewardship Day. This motion was approved, 4-0 (Councilor Harkness stepped out of the room).

**E)** Request from the Public Works Director to accept and award the City Street Paving Bids.

City Manager Erin Herbig reviewed the bids and requested that the Council accept and award the bid for City Street Paving to Vaughn Thibodeau II Inc. with a bid of \$89.23 per ton and reviewed the expected roads to be paved.

Councilor Dean, seconded by Councilor Mortier, made a motion to accept all six bids and to award the bid to Vaughn Thibodeau II Inc. with a bid of \$89.23 per ton for paving with funding come from account # 450-577 Road Construction and Paving. This motion was approved, 5-0.

**F)** Presentation on proposed amendments to the City Code of Ordinances, Chapter 66 Definitions, Chapter 80 In-town Design Review, Chapter 90 Site Plan, Chapter 98 Technical Standards, and Chapter 102 Zoning.

Director of Code and Planning Bub Fournier reviewed the proposed amendments to the City Code of Ordinances, Chapter 66 Definitions, Chapter 80 In-town Design Review, Chapter 90 Site Plan, Chapter 98 Technical Standards, and Chapter 102 Zoning.

**G)** Public Hearing on proposed amendments to the City Code of Ordinances, Chapter 66 Definitions, Chapter 80 In-town Design Review, Chapter 90 Site Plan, Chapter 98 Technical Standards, and Chapter 102 Zoning.

Mayor Sanders asked for proponents and opponents.

1. Nat Clifford of Belfast spoke on behalf of the Housing and Property Development Committee and their support for the amendments as presented.
2. Glenn Montgomery of Belfast discussed concerns with the impact on the community if the amendments are approved as presented.
3. Mike Hurley of Belfast discussed his support for the amendments and thanked the City staff, committees, and the City Council for their leadership on this issue.
4. Peter Sanderson of Belfast discussed his hope to develop his property into housing and discussed roadblocks he has been faced with.

Mayor Sanders declared the hearing closed.

Director of Code and Planning Bud Fournier noted that the City Council received one written comment from Michael Patterson prior to the Council Meeting.

**H)** First Reading on proposed amendments to the City Code of Ordinances, Chapter 66 Definitions, Chapter 80 In-town Design Review, Chapter 90 Site Plan, Chapter 98 Technical Standards, and Chapter 102 Zoning.

Director of Code and Planning Bub Fournier answered Council questions regarding the proposed amendments to the City Code of Ordinances, Chapter 66 Definitions, Chapter 80 In-town Design Review, Chapter 90 Site Plan, Chapter 98 Technical Standards, and Chapter 102 Zoning.

Councilor Mortier, seconded by Councilor Harkness, made a motion to approve the First Reading of proposed amendments to the City Code of Ordinances, Chapter 66 Definitions, Chapter 80 In-town Design Review, Chapter 90 Site Plan, Chapter 98 Technical Standards, and Chapter 102 Zoning and to schedule the Second Reading and Public Hearing for the May 7, 2024 Council Meeting. This motion was approved, 5-0.

**I) Update and authorization regarding closing on the former courthouse acquisition.**

City Manager Erin Herbig reviewed the request to authorize the execution of all documents and take all actions incidental to closing on the purchase of the courthouse building from Waldo County pursuant to the Purchase and Sale Agreement dated November 16, 2023, and answered Council questions.

Councilor Harkness inquired about having a Council walkthrough of the building when the sale is finalized.

Councilor Mortier, seconded by Councilor Bonneville, made a motion to authorize the City Manager to execute all documents and take all actions incidental to closing on the purchase of the courthouse building from Waldo County pursuant to the Purchase and Sale Agreement dated November 16, 2023. This motion was approved, 5-0.

**J) Request to go into an Executive Session on an Economic Development Matter pursuant to 1 M.R.S.A. 405 (6) C.**

Councilor Harkness, seconded by Councilor Dean, made a motion to go into Executive Session on an Economic Development matter pursuant to 1 M.R.S.A. 405 (6) C at 9:13 p.m. This motion was approved, 5-0.

Councilor Dean, seconded by Councilor Harkness, made a motion to adjourn the Executive Session on a Real Estate matter pursuant to 1 M.R.S.A. 405 (6) C at 9:33 p.m. This motion was approved, 5-0.

**G) Signing of Council Orders and housekeeping items.**

**Council Order #55 Signed by Councilor Mortier Ordered That:**

The City Manager and the City Treasurer are authorized to accept the \$1,000.00 donation from the Belfast Friends of Scouting and to place these funds into the Department's Explorer Program account #110-352 to apply towards the future purchase of rescue equipment. (Approved on April 2, 2024)

**11) Open to the Public**

1. Mike Hurley of Belfast thanked the City Council for their support regarding the proposed housing amendments.

**12) Communications**

Councilor Dean requested an update on the Airbnb permitting.

**13) Adjourn**

Councilor Bonneville, seconded by Councilor Dean, made a motion to adjourn at 9:33 p.m. This motion was approved, 5-0.

I HEREBY CERTIFY THAT THE ABOVE  
IS A TRUE COPY OF INFORMATION  
ON THE RECORD WHICH IS IN MY  
OFFICIAL CUSTODY

ATTEST



AMANDA CUSHMAN, BELFAST MAINE